

## TASK CITY FOR TUBE TO STATEN ISLAND

Richmond Mothers Say Direct Tunnel Is Needed to Relieve Congestion.

For the sake of the children and mothers of the congested districts of the city, the Mothers Club of Public School 18, West New Brighton, has petitioned the Board of Estimate for a direct route, from Manhattan to Staten Island and through that borough to Tottenville.

The petition, filed with the Board of Estimate, is signed by Mrs. Elmore Knorr, secretary, and Mrs. Ruth F. Knorr, president.

"We ask that for the sake of the children of the entire city and for their mothers, not merely for ourselves, as mothers, we know that the most serious condition confronting the mothers of our great city is the congestion of population in the districts in which more than half of the children of the city are forced to live.

"This condition, which is the chief factor in increasing the cost of living and in undermining the health of the rising generation, can be relieved by turning up to these families the possibility of securing homes where there is room, light and air.

"The chief available area for such home sites is in the Borough of Richmond, which is now inaccessible owing to the lack of transit facilities. We therefore urge that it would be a great benefit to the city if a direct route could be built through the city to the Borough of Richmond, which is now inaccessible owing to the lack of transit facilities. We therefore urge that it would be a great benefit to the city if a direct route could be built through the city to the Borough of Richmond, which is now inaccessible owing to the lack of transit facilities.

"We plead for the hundreds of thousands of children who will be forced to grow up in the congested districts unless you build a subway direct from Manhattan to and through Staten Island.

## NEW COURT FOR PASSAIC, N. J.

Building Also to House Police Department.

The City Commissioners of Passaic, N. J., are planning to raise the old police school building at Passaic and Williams streets and erect on its site a three-story police building. John F. Kelly, architect, has been authorized to draw working plans so that the Commissioners can advertise for and receive bids for the construction. In the opinion of Mr. Kelly, whose tentative plans have been approved, it will take about a year to build the structure, which will be a three-story, three stories high and constructed of granite, limestone and brick pressed brick, with terra cotta trim.

The building will house the entire Police Department and provide offices for the City Commissioners and other city officials. It will contain a police court room, a ride range, garage, rooms for the judges, lawyers, witnesses, a large drill room for the police, rooms for the Bertillon system and photograph gallery and several other special rooms. The building will be one of the largest and most up to date police headquarters in New Jersey. An unofficial estimate of the probable cost places it in the neighborhood of \$125,000.

# WEST POCKET FARM COLONY ON STATEN ISLAND A HAVEN FOR FLATWEARY FOLK

"One-quarter of an Acre and Independence" Is Slogan of the Colonists Who Commute and Till the Soil in Spare Moments

By HARRIETT S. GILLESPIE.

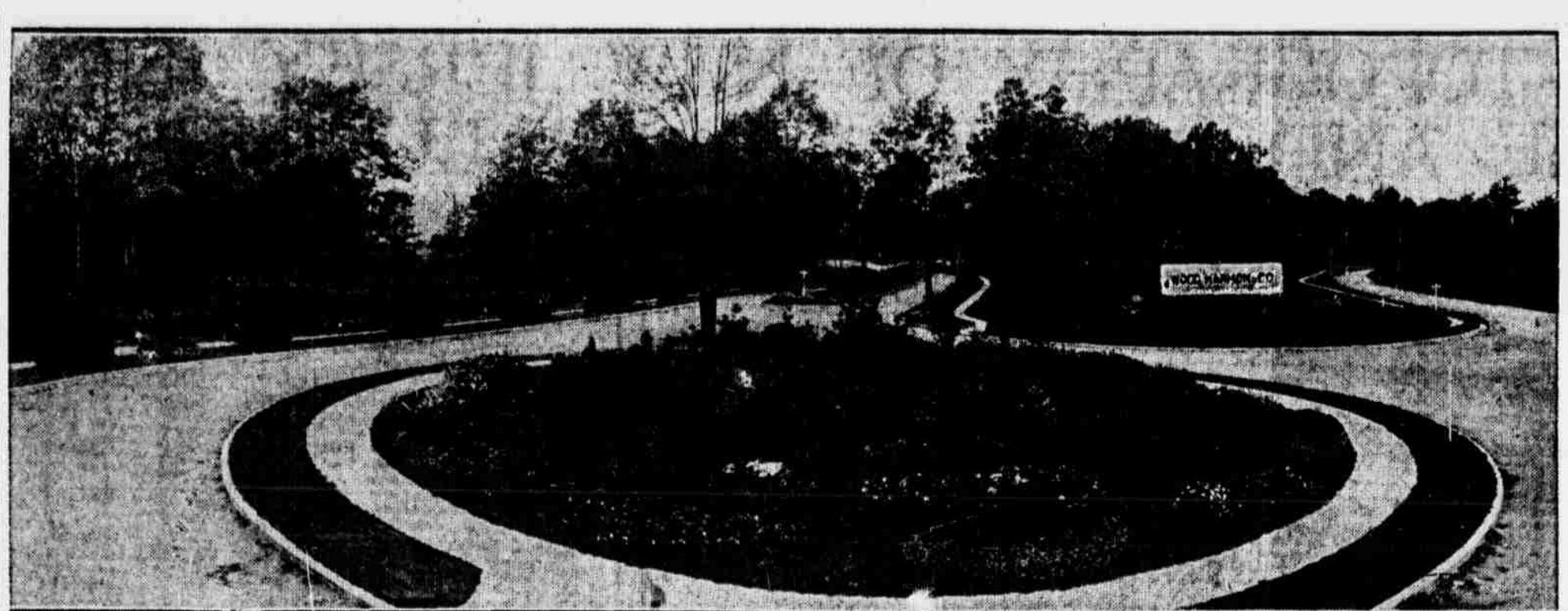
A flat dweller's dream come true is the visualization of the "little farm" colonies that have sprung up within the environs of New York recently where every man has his own little home and a cow.

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ENTRANCE TO "LITTLE FARMS" AT ANNADALE, STATEN ISLAND.

another now on "One Quarter of an Acre and Independence," for this little two by four strip fed my family last year beside furnishing enough fruit and vegetables for my city friends who came down here Sunday with market baskets to get the truck, and glad enough to have it even if they haven't the space to break away from the fatal fascinations of Broadway.

"Little Farms," so-called by William B. Harmon & Co., responsible for the idea of farm life in the city, is a hive of industry these days as every one of the hundred or more farm owners are assiduously cultivating the land, fertilizing and ploughing it up and planting it to potatoes, carrots, cauliflower, squash, lettuce, radishes or to some other of the thirty-odd vegetables that will grow well in the soil. In many cases, particularly flowers, sweet peas and other tiny shoots are already rearing their heads above ground.

### Rural Life in City Limits.

This Elysian Field of contented homesteaders is, curiously enough, within the limits of the greater city. At present it is approximately one hour from New York, but Staten Islanders tell you that it won't be long before the subway will bring it nearer by thirty minutes. In this tract are between 400 and 600 acres that have been broken up in plots that range from the size of a city lot to an acre. Some lots sell as low as \$20, but are not so well located as others which run in price from \$300 to a quarter of an acre up to \$1,500 for a full acre.

The country is prettily wooded with late growth, although here and there

some fine old forest trees are still left standing to land dignity to the ensemble. Getting off at the station, the visitor is set down in the midst of the real country, for the pretty oval parkway from which the main road leads, while well designed is planted with shrubs and small trees, such as fit into the landscape in a natural fashion. In many cases the "little farms" have done his own planting about his place, introducing blue spruce, pine and hemlock, so as to form an effective screen from the street.

On the lots, which from the slightly rolling topography of the land bear no reference to the stereotyped tracts of the ordinary development, have been built houses ranging in price from small shacks suitable for summer occupancy costing only \$350 up to artistic bungalows and quite pretentious houses worth between \$4,500 and \$5,500. Since this particular tract was put on the market six-tenths of it has been sold to city folk who have held the long cherished dream of "a little home in the country some day." Because of this there is a community of interest that levels all barriers and the shack dweller with his pocket edition of a farm is quite as important a member of the community as the one to whom the farm is the indulgence of a pastime.

### Shaving Down Living Costs.

The stories of how the "little farmers" and their wives have been able to lower the high cost of living by providing their own table from their own gardens are most inspiring. One little woman, whose husband is manager of a retail shoe store in town, put up more than 200 jars of fruit last summer, beside giving away

quantities of stuff to neighbors that she was unable to get jars for. She was found diligently weeding her sweet peas to protect the young plants that were just forcing their heads above ground. An all the year dweller in this delightful spot, she declares nothing would induce her to go back to the city. "I wouldn't exchange my house for the best flat in town," she asserts with quite as much feeling as the occasion warrants, and just how much that is depends upon the experience of one who has been condemned to the questionable joys of flat life in town. "After all it's a question of what one wants most, I suppose," she went on. "Most women think living in the country too much work. What they want is to tumble out of bed and into the subway without any trouble. Then, too, they like restaurants. I don't, so I think folks usually get what they want in the long run."

"Farming has long been a hobby of my husband and I love flowers, so just naturally we weren't satisfied to live in town. His share for the garden and I the flowers, besides canning all the fruit and vegetables we raise. Last summer I put up more than 200 jars of preserves, jams and canned vegetables, which have supplied not only our little family of three all winter, but the company that we are seldom without."

### Harper Crop Last Year.

"Our little plot is not big, only 80x200 feet, and I expect the garden takes up 40x100 of the tract. We had a barrel of potatoes last year which was a smaller crop than we hope to have this summer, for the blight, which attacked potatoes a year ago, played havoc with ours. Tomatoes were—I should say was—our prize crop. From 100 plants of the Stone variety I put up, we had tomatoes from July to November for our own use and our neighbors, and canned quantities, besides making forty pounds of catsup—35 pint jars—and twelve pint jars of chili sauce. I tried a successful experiment in utilizing green tomatoes for mince meat in place of beef, which with the high price of beef, resulted in a distinct saving.

"The green tomatoes were chopped with raisins and sultanas—I was unable to get currants—apples seasoned with cinnamon and cloves sweetened with sugar. Yvonne took the place of cider. Later in the season when apples got scarce I used pears—a rather coarse variety that didn't make especially good eating—in their stead, with equally good results. Just before using I generally add fresh fruit, if I have it, and season it according to taste. Every one liked it and said they would never have dreamed it was a meatless product had I not told them. Another way of using tomatoes was to make jam by adding chopped lemon and ginger, sugar, of course, and then treating it in the usual way.

"We had peas from the first of June until the end of July, and beans from the first of July until the end of October. The vines were loaded so they drooped to the ground. I put up beans, peas, and lentils, and the peas were delicious, the pods being fully six inches long. Aside from these vegetables we had lettuce in great quantities all through the season, plenty of

Swiss chard and other things. All the small fruits like strawberries, raspberries and the like which we planted bore generously, and we gathered a fair quantity of apples, pears, cherries and plums from our young trees.

### Five Rooms and Joy Supreme.

"If this house were for rent, which it is not, it would cost \$30 a month, and what could you get in New York for that? We have five rooms and bath, a foyer hall and it is heated by hot water, and either wood or coal can be used for fuel. In fact we use wood largely since it is available around here so that it is only in the zero weather that we need coal. No, city life has lost all the attraction it ever had for me. I am getting just what I want and my husband, even though he commutes to town daily, is satisfied, so what more could one wish for? I fancy I'm as happy as I could be, certainly I am perfectly contented, and that, to my mind, is the sum and substance of happiness anyway."

There are other of the "small farm" colonies scattered about the island patterned after "Little Farms," where one can buy a plot ranging in size from an ordinary city lot to a quarter-acre, one-half and full-acre farms averaging about \$100 a lot. The farm can be paid for in small monthly installments, thereby insuring to every flat-dweller the chance of owning a patch of ground where he can get close to nature and still be near enough to commute, and win, if not a living from the soil, at least the close contact with it that will imbue him with new life, health and happiness.

Wait and see. She'll want to buy their house and live in it if she never does another thing on earth."

But being a pessimist by nature, I did not see in the splendid, independent lines of Arabella's courtly bowing figure as she took leave of our formal friends quite all this assurance of this that I would have liked.

The only thing that makes me agree with Freeland that the crisis is over and that Arabella has talked of nothing but the Redfields ever since.

Fortunately for my sanity another Saturday will bring me back to earth into action. We are going to take her to see the house and then our game is up. Either we have her, or we lose her, that day.

(To Be Continued.)

### TO BUILD TWO STORY HOUSES.

Corporation Buys Jamaica Tract for Development.

Home building on an extensive scale will result from the acquisition of forty-five lots at Jamaica, Hillsides, Jamaica, Queens, by the William P. Ray Company of Brooklyn to the Vanderbilt Park Corporation. These lots are located at Chapin Avenue, Hillsides, near Wyckoff place and Home Avenue. The purchasers have plans for the immediate erection of two story detached dwellings to be completed during the summer. The houses are to sell for from \$6,000 to \$7,000 each.

### FACTORY PROPERTY FOR SALE.

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## OWN A HOME PLAN GAINING CONVERTS

Embodies Novel Scheme for Eliminating Municipal Eyesores.

Eighteen cities are organizing for an own your own home campaign along the lines as suggested by the United States Department of Labor, according to the American Contractor. Campaigns either are in progress or about to open in Billings, Mont., Charleston, W. Va., Chicago, Ill., Cleveland, O., Denver, Colo., Jacksonville, Fla., Johnstown, Pa., Lynchburg, Va., Middletown, Conn., Milwaukee, Wis., Philadelphia, Pa., Portland, Ore., Salt Lake City, Utah, Seattle, Wash., Spokane, Wash., Staunton, Va., St. Paul, Minn., and Toledo, O.

In each of the cities, under a determined shortage in dwellings and the own your own home campaign is being waged as a civic movement with the cooperation of every organized element interested in municipal and social problems.

In sixteen other cities tentative plans are under way and from them will come, doubtless, many more vigorous campaigns for home owning and home building. In all these cities the "club women," the Y. W. C. A., financial interests, municipal officials and the labor organizations are being appealed to by the United States Department of Labor to do their utmost in assisting the campaigns to get under way. In the cities where campaigns now are on the women are proving invaluable as missionaries for the "own your own home" gospel.

Since labor is so importantly involved in the home building projects, labor organizations are being invited and urged to take a conspicuous part in the campaign work in each community. Most of the homes built in this sort of movement are for laborers and salary earners and the building of these homes provides employment for the building trades and common labor.

There is therefore a double benefit in the home building and owning movement for labor, for the community, and for the nation, in most localities is cooperating with enthusiasm.

Every community has its eyesore—the old shack that mars the landscape and gives the locality a black eye with those who are seeking a place to build a home in the midst of pleasant surroundings. The "own your own home" campaign affords an opportunity to get rid of the municipal "eyesore" and substitute an inviting, substantial home, owned by a citizen, who will take pride in keeping his homestead looking neat and inviting.

This idea, in so far as the Labor Department is advised, originated in the thriving town of Wellington, Kan., where a group of citizens who had a real interest in the town made up an endorsement fund for the purchase of run-down and dilapidated dwellings. As rapidly as these were purchased they were rebuilt and modernized, and sold to persons desiring to own their own homes.

In the Wellington plan the home buyer pays to the endorsement fund one-third of the cost of the property, at which time he is turned over to the building and loan association, which carries him for the remaining two-thirds of the purchase price on the building and loan association's plan of payments.

### AGENT FOR BIG FACTORY SITE.

The New York Acquire Estates Company, Inc., has appointed Blumenfeld-Reiss, Inc., of 31 Clinton street, Newark, their exclusive agents for the factory site property at Rutherford, fronting about one and a half miles along the main line of the Erie Railroad and Lackawanna Railroad and Berry's Creek.

The property is ideally situated for all sorts of manufactures and is within six miles, as the crow flies, from the heart of New York city.

The opening of this tract which has not heretofore been offered for sale marks the expansion and advancement of the meadow land from Newark northward, and the newly appointed agents anticipate a quick disposition of this property.

### ROBERT FULTON COURT SOLD.

Robert Fulton Court, a high-grade estate overlooking apartment house, at 2160 to 2168 Broadway, northeast corner of 157th street, passed in new hands recently. The Canavan Investing Company, which has owned the property since 1912, is understood to have disposed of the realty to an operator. The building fronts 100 feet on each thoroughfare and yields a gross yearly rental of about \$10,000. It was acquired about a year ago by Green & Herben. The holding price was \$225,000.

## Empire Building Sale a Potent Stimulus to Market, Says J. P. Day



JOSEPH P. DAY

When the United States Steel Corporation purchased the Empire Building at Rector street and Broadway from the G. B. Potter Trust, through Joseph P. Day, last week, old timers in the real estate game shook their heads sagely and admitted that the deal was one of the largest—if not the very largest of its peculiar type—in the history of New York City, which, of course, means the country as well. They put their memories through a third degree, but could recall no other case in which a purchaser paid out approximately \$5,000,000 in cold cash for the possession of a twenty-one-story building in the heart of the financial district.

Big as the deal was in point of cash involved and character of property affected, it was still bigger in significance, say to use the words of Judge Gilbert H. Gary, chairman of the board of directors of the Steel Corporation, in disposing of the establishment of the world's permanent steel center in New York City. Real estate men are also convinced that the transaction will prove to be the prelude to a host of big deals. A deal of this kind they say has never failed to stimulate the market.

In one sense the purchase was the apex of the tremendous buying movement that has been rapidly absorbing property in the downtown section. This buying movement has its basis in the situation, which in turn was brought about by the after-war expansion in trade. Fearing that the congestion might eventually crowd them out of the district, big financial and business institutions have been buying permanent homes for themselves as fast as they could lay hands on them. At one time the steel corporation could questionably have bought enough space for its purposes. That, however, would be utterly impossible in the present market.

The officials of the Steel Corporation seemed to devote the \$5,000,000 to the purchase of a home building only after



EMPIRE BUILDING AT RECTOR STREET AND BROADWAY, BOUGHT BY U. S. STEEL CORPORATION

they had made a thorough survey of the realty market and the building space situation and had confirmed all reports of the extreme shortage of renting facilities.

"The magnitude of this transaction," said Joseph P. Day, the broker who negotiated the record deal, "is almost lost sight of in the contemplation of the effect it will have on the realty market of New York and its environs. Other big interests having similar if not equal financial and business prestige and influence.

"The war brought many large concerns to New York, but not all of them have fully appreciated the growing importance of being fully represented and permanently located here during the years of peace, progress and expansion that lie just ahead of us, the gateway to which is the period of reconstruction. I am firm in the belief that the Steel Corporation purchase, reflecting as it

## A SURPRISING PASTORAL PART 9



Freeland and I believe that we have Arabella more closely in hand since last Saturday.

The trick was rather neatly arranged, not by me, as usual, but by my invaluable colleague.

Arabella had spent the entire week at the most clandestine correspondence, revealing in my absence no end of called—according to Robert—and being absent from home and late to dinner until my patience, to say nothing of my curiosity, was tried about beyond endurance.

A thousand times I wanted to desert subtle plans, rip open all the letters in the morning's mail, extort truth by force and demand that that card be laid on the table before the game was a day older.

A woman little knows to what violence she tempts a man when she crosses his will like that.

"How can I, Jonathan, an independent American citizen, preserve any dignity at all if I let this thing go on?" I said to myself.

I talked to myself in this vein for hours at a time, but still somehow permitted Freeland to prevent me from bolder action.

It is a wonderful thing what an influence a man can acquire over one after the bond of golden partnership has once been forged. Between Freeland and me there are all the friendly and furious connections of the link. He reminds me of my best scores, and I remind him of his, and no one could therefore sever our friendship. What weary limbs, what sunwarmed clover of the putting green, what tiny white spheres sailing into the blue, what moist days, and what free give and take of cooling drinks and heated dispositions that friendship means only such partners as Freeland and I can know.

Nothing Left to Confide.

It is because I have lost my temper in his presence so often that I trust him so much. There is nothing left about me for imprudence to reveal.

So all the week I cynically observed the mania of Arabella, and held my tongue.

When I was tempted beyond reason, I remembered the view we had had, in passing, of the old white house among the pine trees in New Jersey, and how Arabella had responded to the skillful suggestion of Freeland.

How well my trust in Freeland is going to be rewarded I can guess by that incident—and by its sequel.

Feeling a little nervous and self-conscious in the presence of Arabella, I decided Saturday morning to do what I very often do in like circumstances—walk downtown.

I was up betimes, and having placed a duty upon the cheek of Arabella, I dressed myself as a young man should who steps out into a spring morning.

My insignificance of the mundane married man may have been accentuated by my cheerful but subdued blue and tie and my socks that matched. It did not think so. I think any one who saw me properly felt my importance and my youth.

And after all my fame and dignity are my own, and no less real for not being the common possession of the common herd.

Placing capable foot to pavement I crossed the drive and swung into a stride that soon had me tingling with pleasant warmth and responding with the good

like a peach blossom in its nest of finery that it seemed to tell the truth, very far from him.

And I saw in my mind's eye that little feminine thing—I think it was little—going through life in the midst of such misery until, as I said, she sold her soul to make more splendid for its sake, or some hardened old bachelor, his wicked old heart thumping hard at his own authority, carried it off a prize from the altar.

### An End to My Meditations.

I wondered whether his heart would ever break like other people's, or whether it would ever know of love. I'm a sentimental old fool some times.

I rose to shake the idleness of sunshine from me, and as I did so the shadow of a slowly approaching car fell upon the grass.

I looked up, full into the quiet and commanding gaze of Freeland, who responded to my eager attitude by a gesture in the direction of my office, and turned his attention once more to the steering wheel.

His quiet and triumphant progress was explained by the presence in the tonneau of two discreetly veiled and correctly if not fashionably gowned women, who a flash of insight told me were the Redfields.

I recovered myself with some difficulty, but continued to feel the significance of the incident.

Now how in the world had he engineered that?

He must have cultivated young Redfield pretty constantly, and he must have had her genius to make the acquaintance of these very difficult people in so short a time.

I had plenty to think about the rest of my way to the office, and I was not at all surprised when the telephone rang five minutes after my arrival.

"I brought Mrs. Redfield and the oldest daughter in on a shopping trip," Arabella said cheerfully. "I really have told them that you would meet me at tea with Mme. Arabella. Just said you were old and very good friends of mine. They think it's darling, evidently, to tea with strangers, but I think they are enjoying themselves. The rest of today is up to you. You mustn't fail me now. Make Mme. Arabella come in and we'll take tea—where?"

### Born in the Lowly Pie Belt.

"Heavens! How do I know? Please don't ask me questions of etiquette, when you know that I come from the pie belt, and that it's a question of quite a piece the time when all my forebears drank tea out of their saucers in cabins on the frontier. Ask Arabella."

"There isn't time," and I guess the Gotham is as far from shocking intolerance as any place. Once we have hurt the sensitivities of the poor and proud, we have lost out—which we cannot afford to do.

All of this was preliminary to a most successful tea party in the sheltered confines of the Gotham, at which Arabella behaved herself so charmingly that I almost forgave her everything.

Mrs. Redfield and her daughter quite expanded in the unaccompanied but kindled surroundings of quietude, peace and circumstance, and Freeland and I had the satisfaction of wittily adding and abetting Arabella in planning her own downfall.

I know Arabella well enough to understand that she liked the Redfields. She hates calling and she promised to call with real earnestness.

My ancestors of the pie belt have bequeathed me some traits and physical characteristics that are difficult for Arabella to endure.

The Redfields have no such traits or characteristics. They are products of generations of tea drinkers who not once abandoned the cup for the saucer.

Arabella and they are profoundly similar in this—for which Freeland and I are most grateful.

Victory in Sight.

"At the next tea party we win," said Freeland to me. "She'll wish she could get back every letter she's written."

## The A-B-C of Selling Factory Properties

- A** Nov. 1, 1918  
STEWART PLANT in Long Island City, a 5 story and basement reinforced concrete and steel up-to-the-minute factory building with R. R. Siding, in full operation on gas masks.
- B** Nov. 11, 1918  
Armistice Signed
- C** Dec. 1, 1918  
Activity in plant reduced
- D** Mch. 10, 1919  
Property placed in my hands for sale.
- E** April 2, 1919  
Property sold by me for \$800,000.

NOTE.—The above tells a big story. This plant was sold at private sale. My methods of selling factory properties bring results.

Allow Me to Analyze Your Factory Problems